



Retail Report - Larimer/Weld County

PREPARED BY

REALTEC

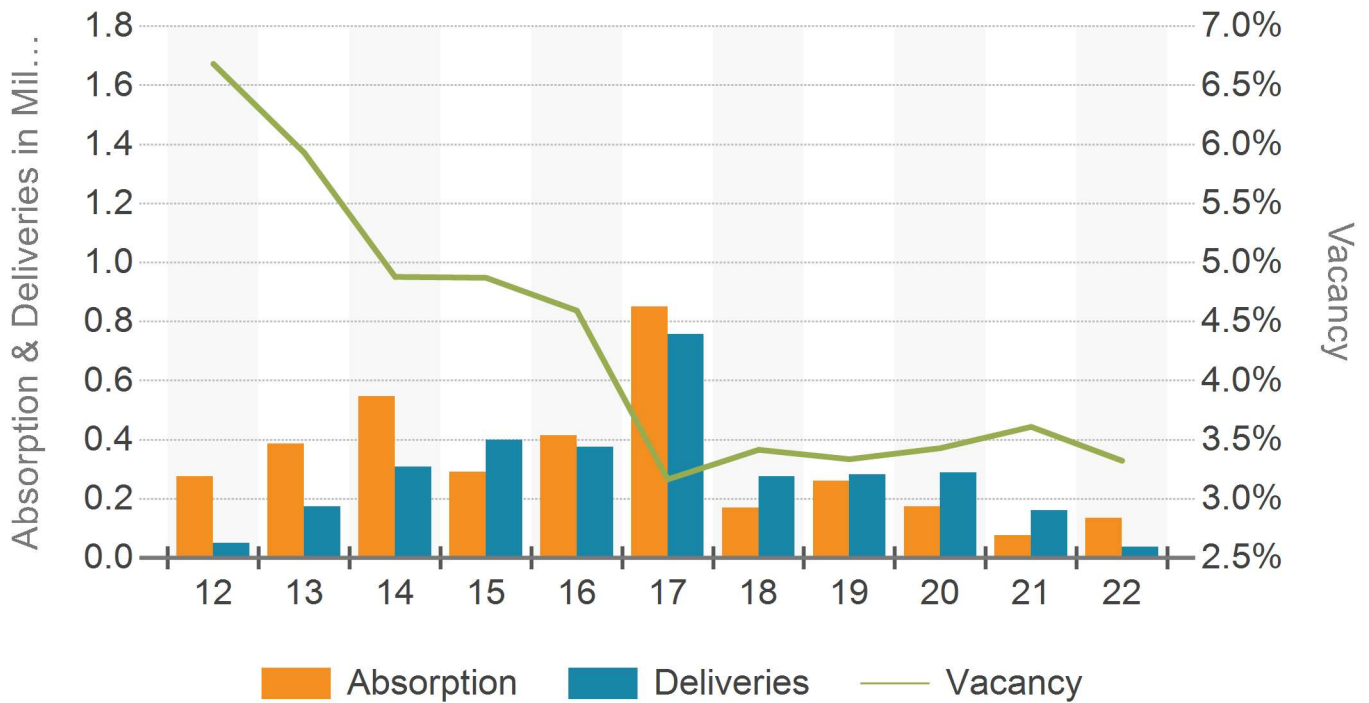
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

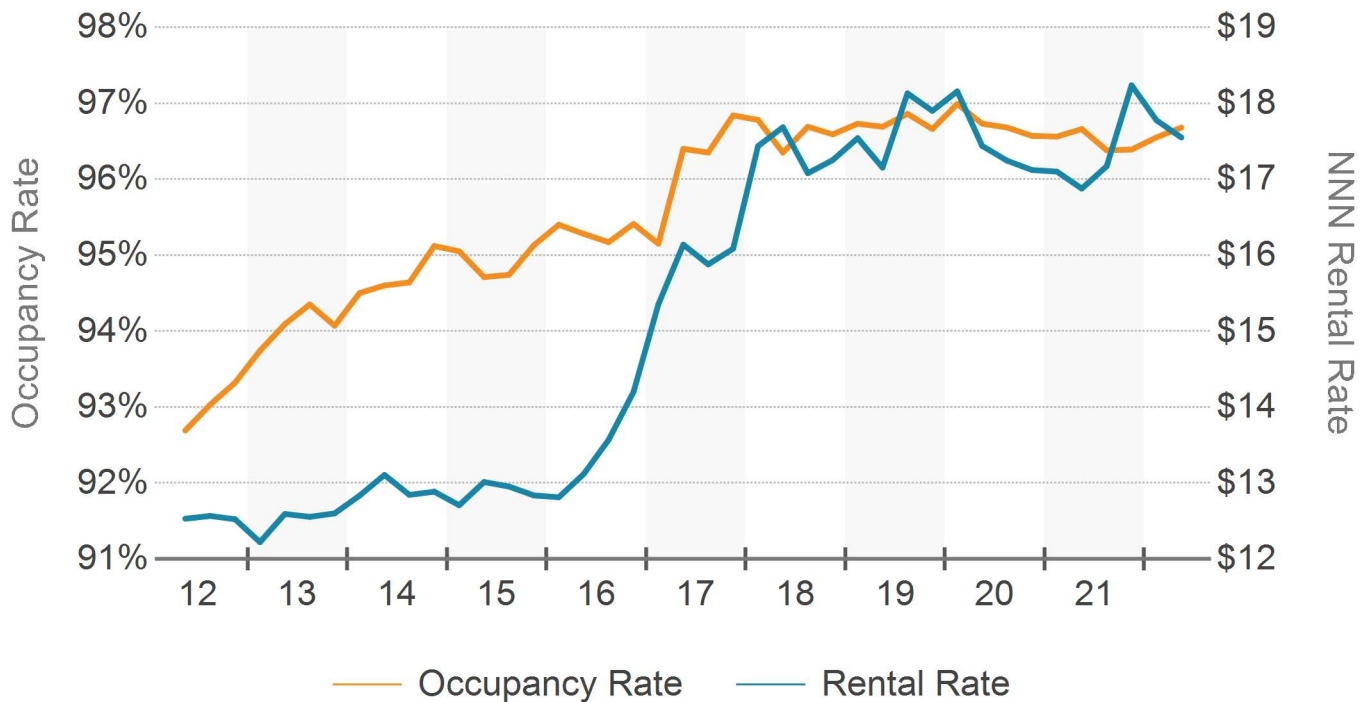
Associate Broker



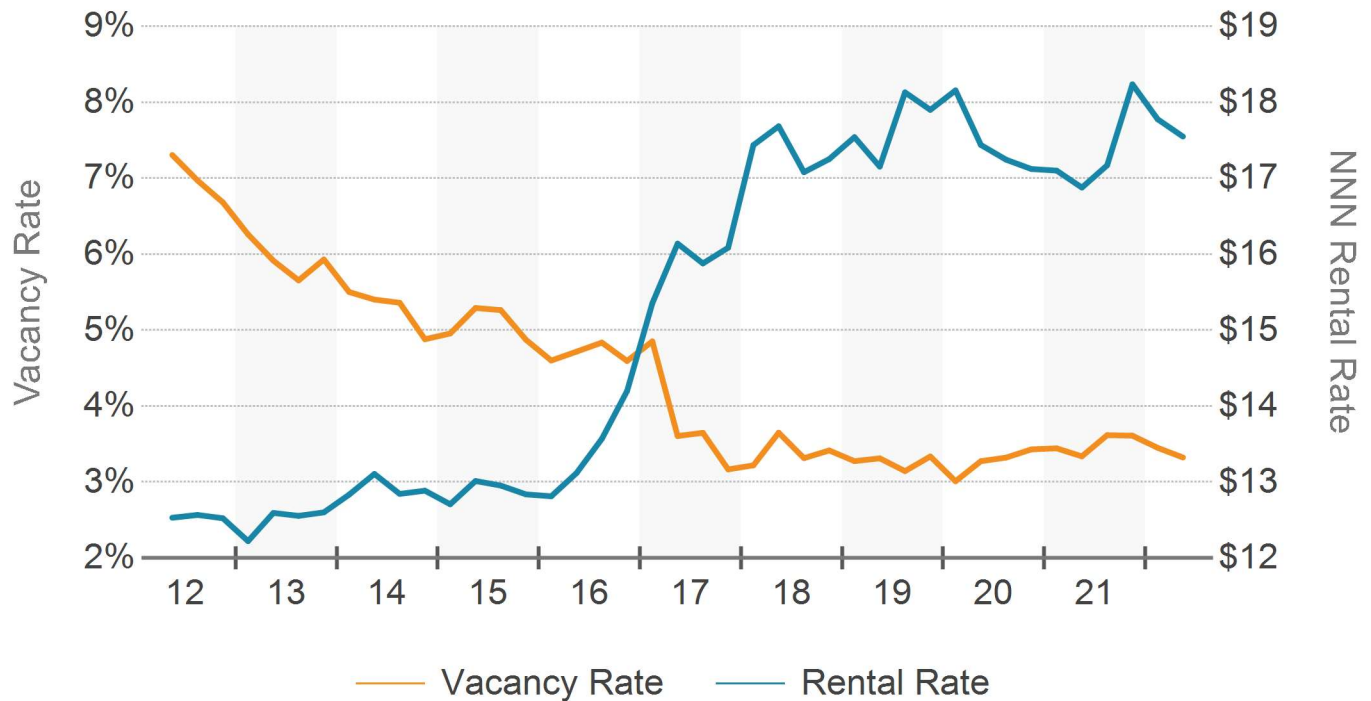
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$17.55	\$17.00
Vacancy Rate	3.3%	3.4%
Vacant SF	1,136,114	1,144,574
Availability Rate	3.7%	4.5%
Available SF	1,269,482	1,524,304
Sublet SF	112,339	92,987
Months on Market	13.2	9.9

Inventory	Survey	5-Year Avg
Existing Buildings	2,891	2,841
Existing SF	34,204,252	33,606,101
12 Mo. Const. Starts	46,262	188,271
Under Construction	61,897	208,094
12 Mo. Deliveries	67,392	337,845

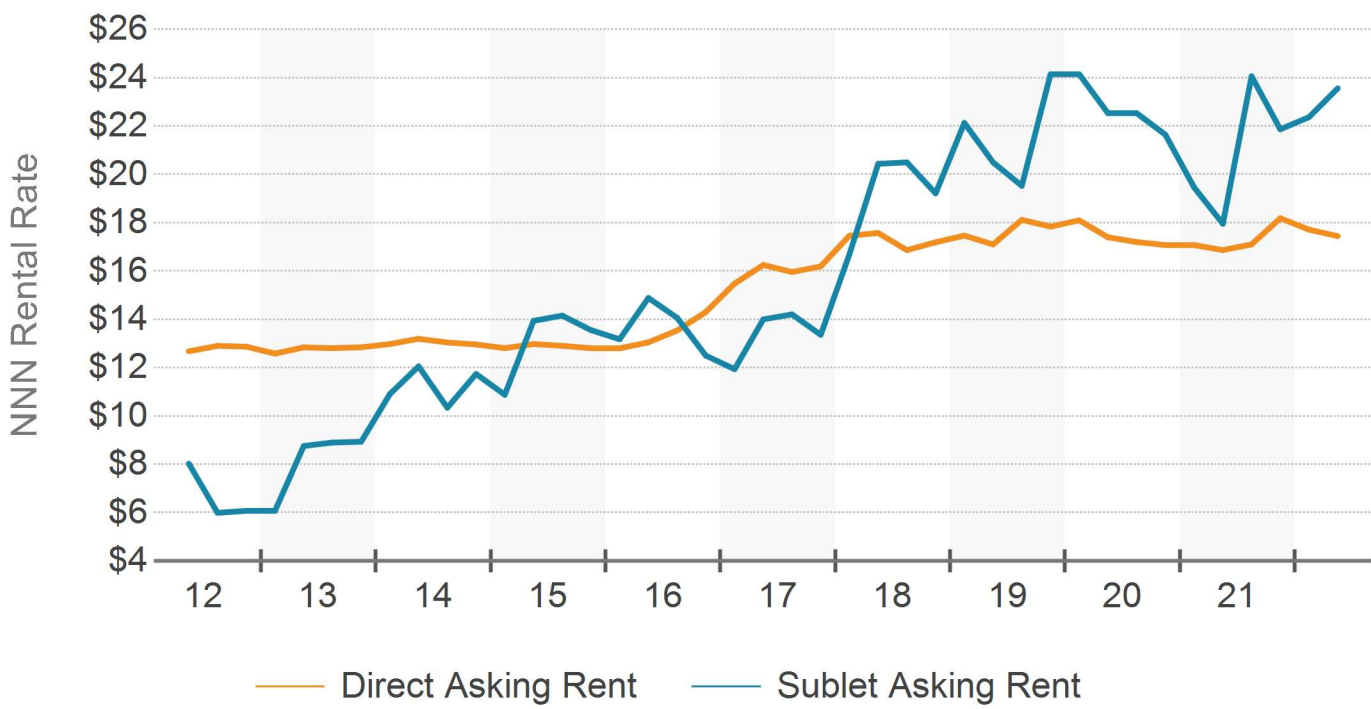
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	61,806	321,419
12 Mo. Leasing SF	569,265	582,557

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$188	\$194
Asking Price Per SF	\$350	\$299
Sales Volume (Mil.)	\$373	\$267
Cap Rate	6.6%	6.5%

NNN ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



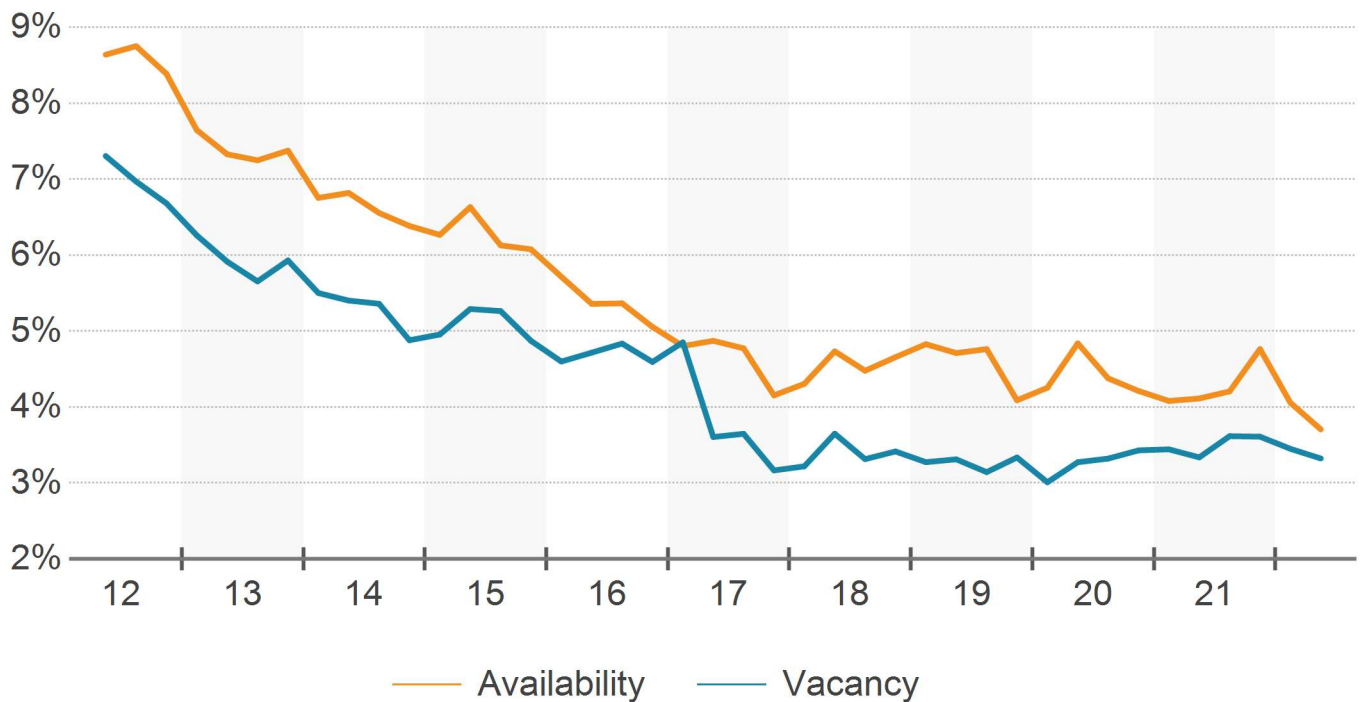
SUBLEASE VACANCY RATE



AVAILABILITY RATE



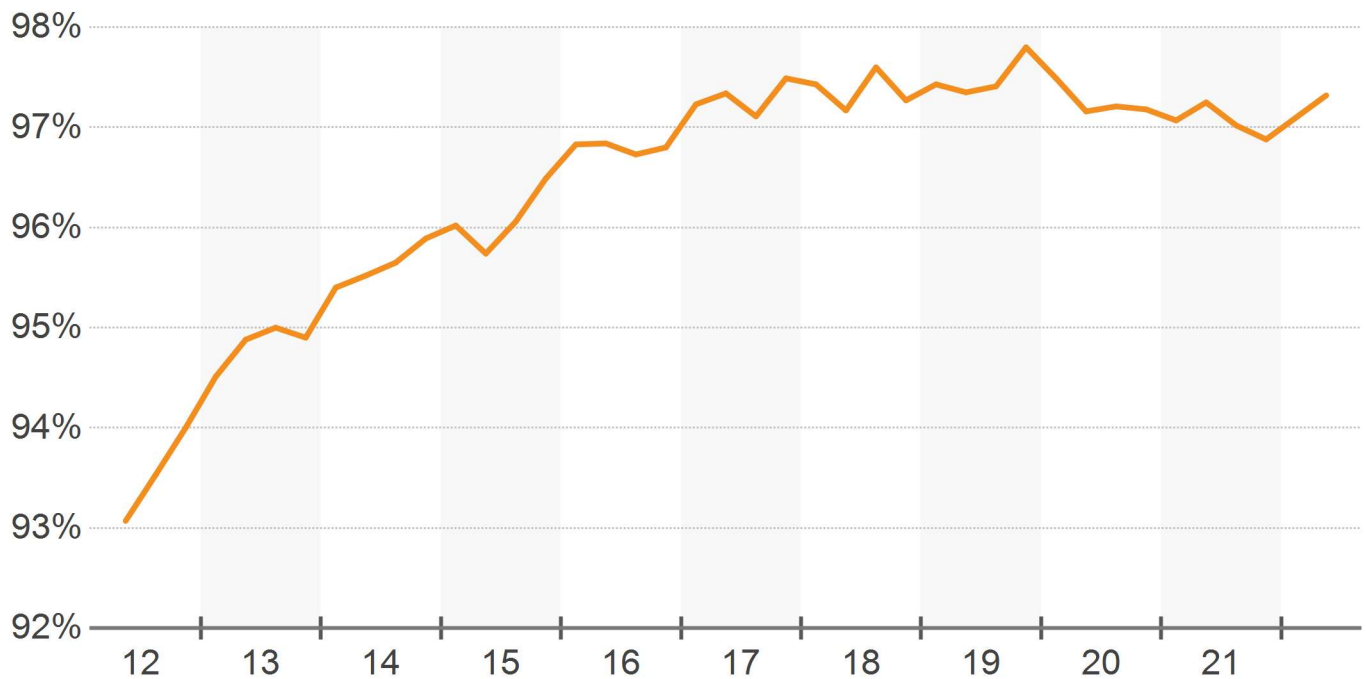
AVAILABILITY & VACANCY RATE



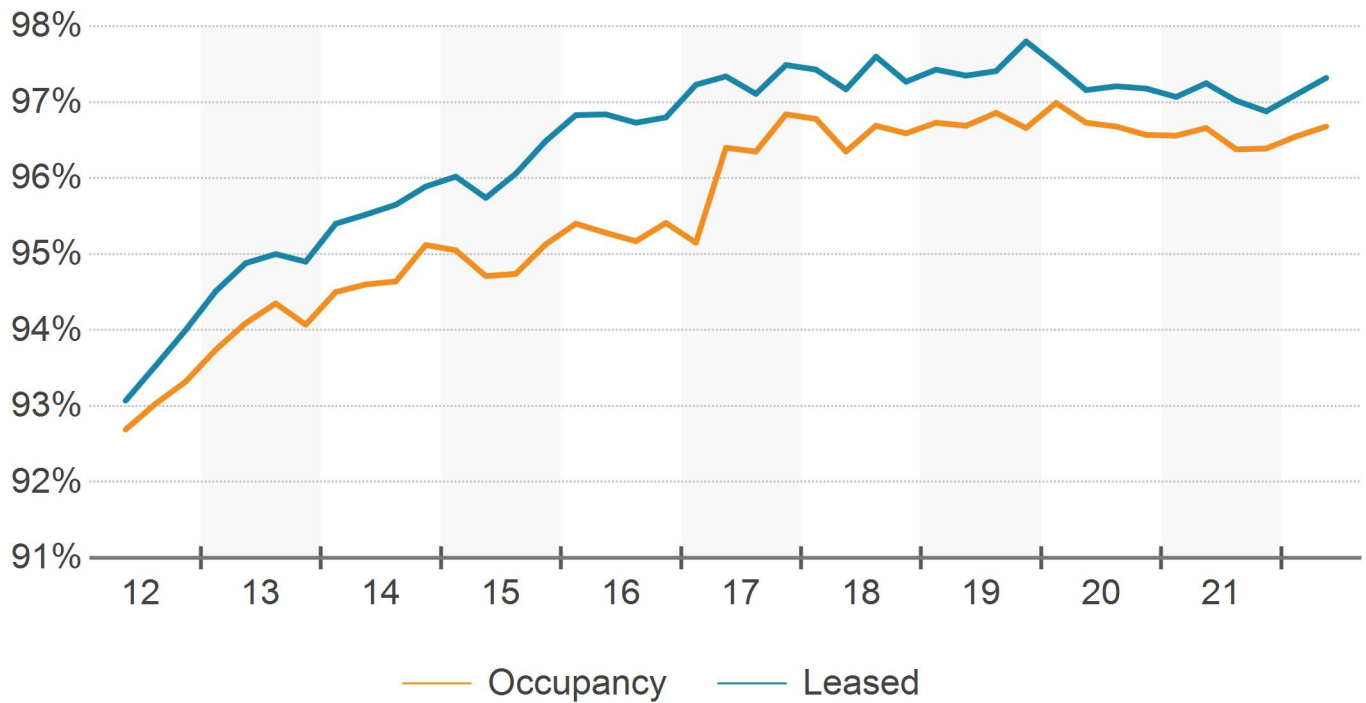
OCCUPANCY RATE



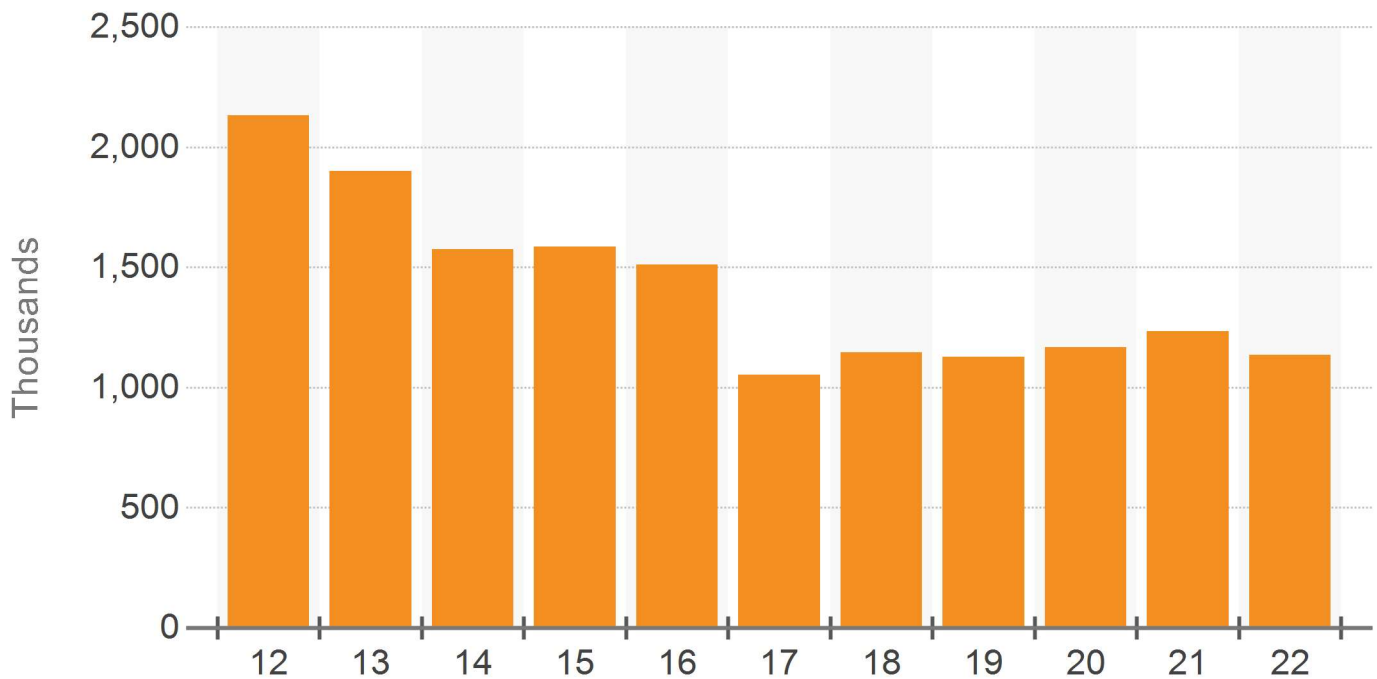
PERCENT LEASED RATE



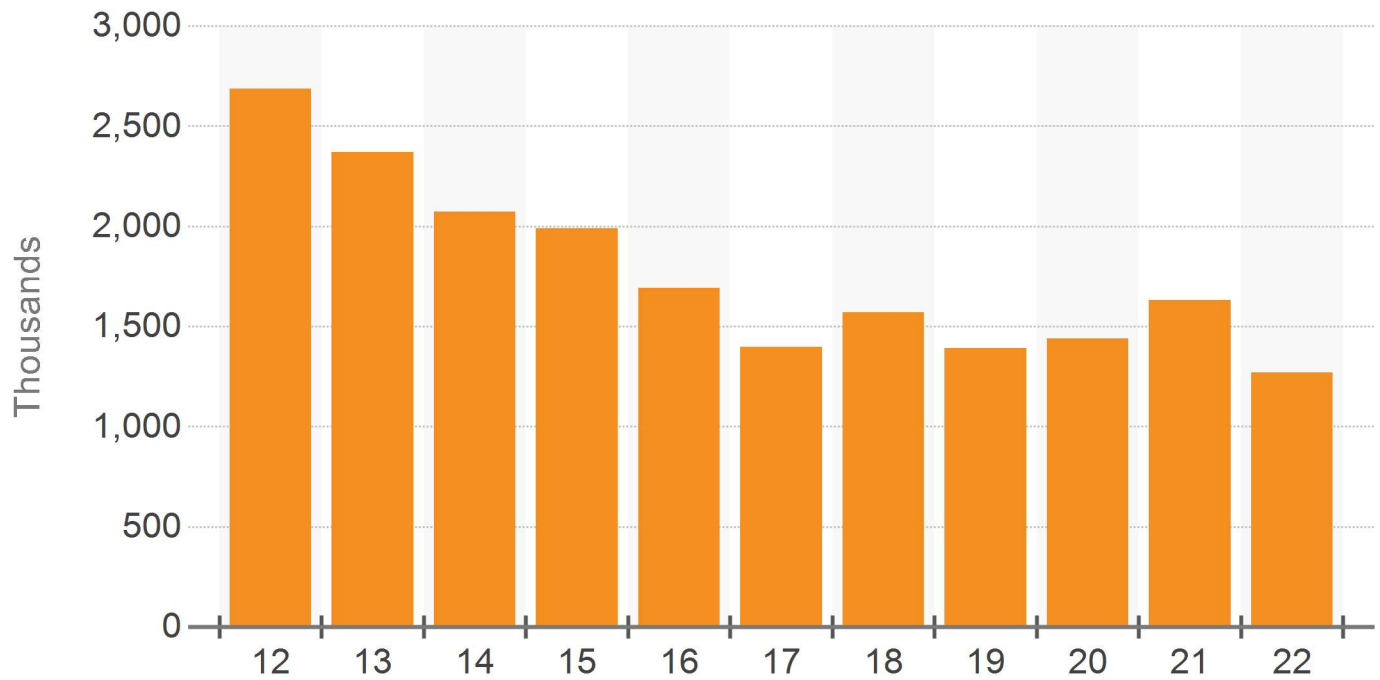
OCCUPANCY & PERCENT LEASED



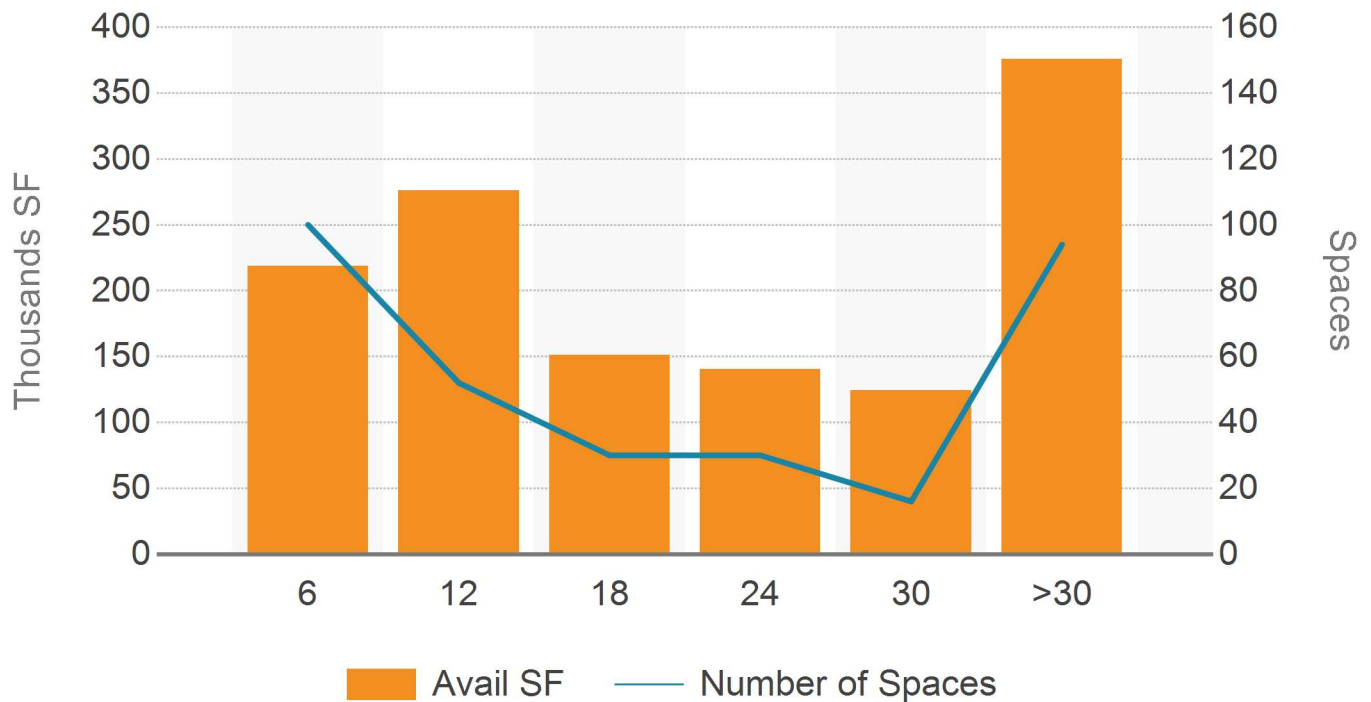
VACANT SF



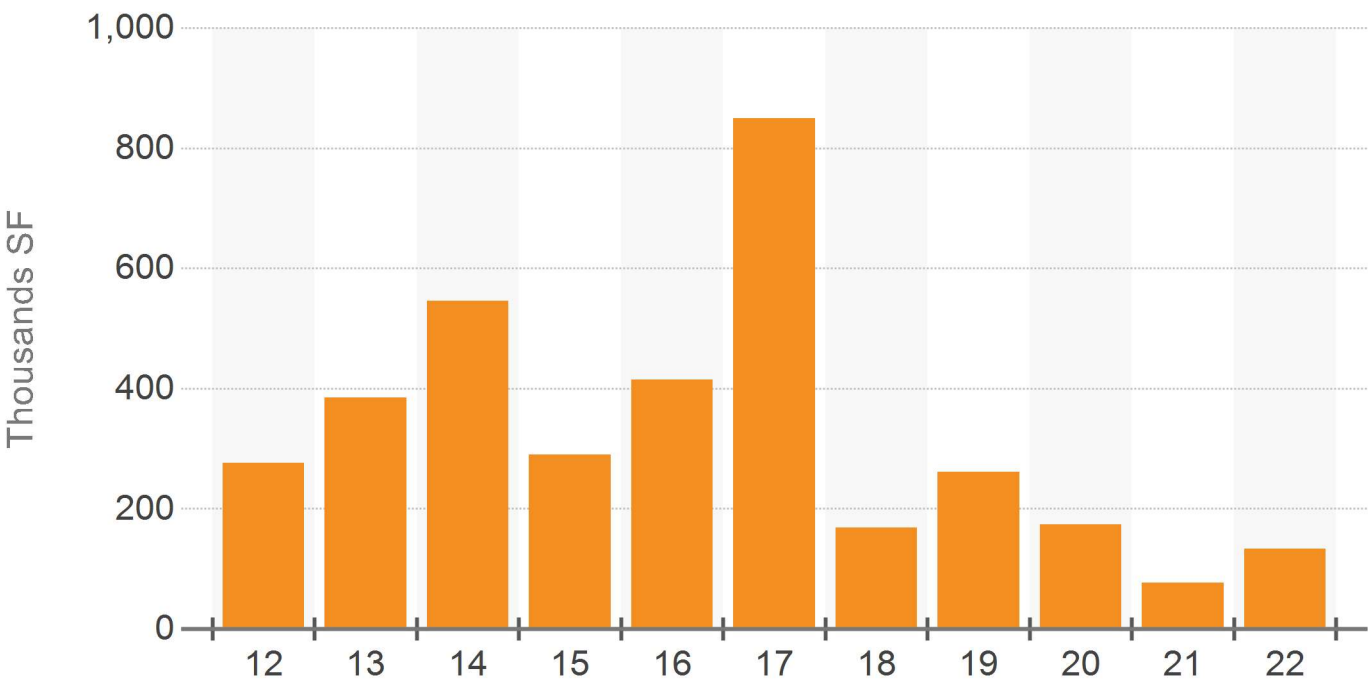
AVAILABLE SF



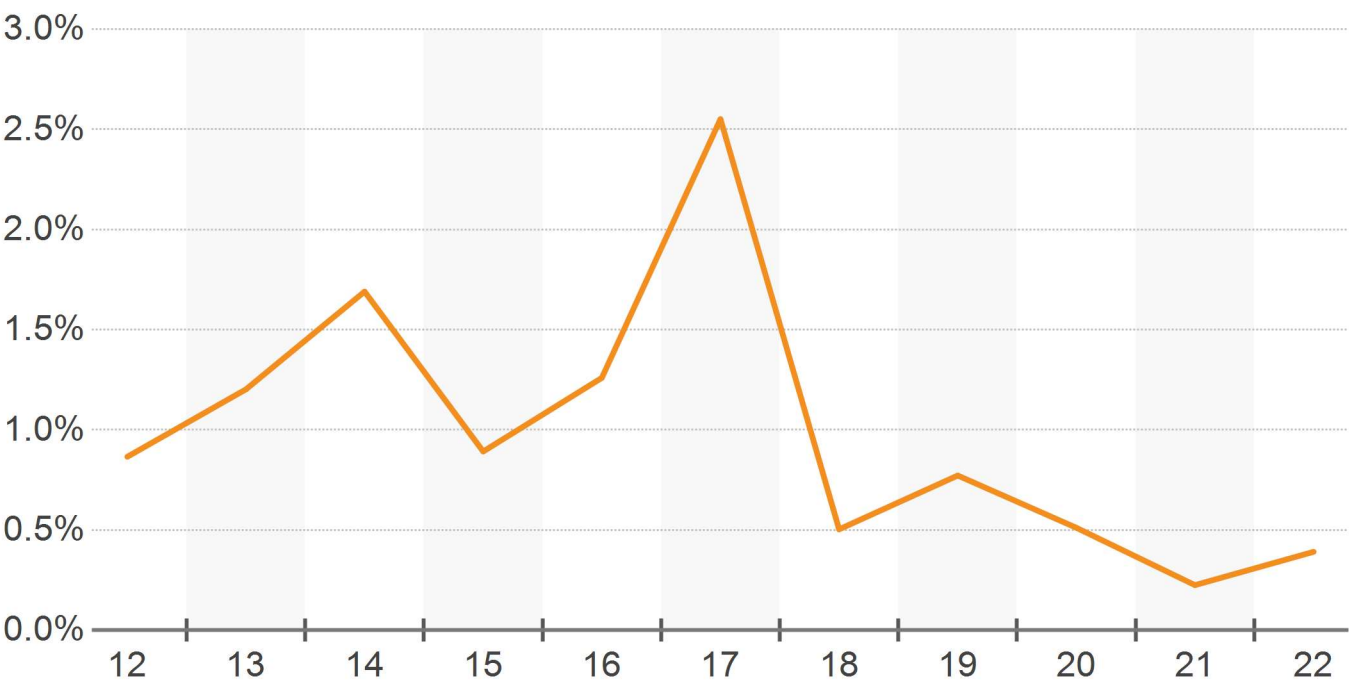
MONTHS ON MARKET DISTRIBUTION



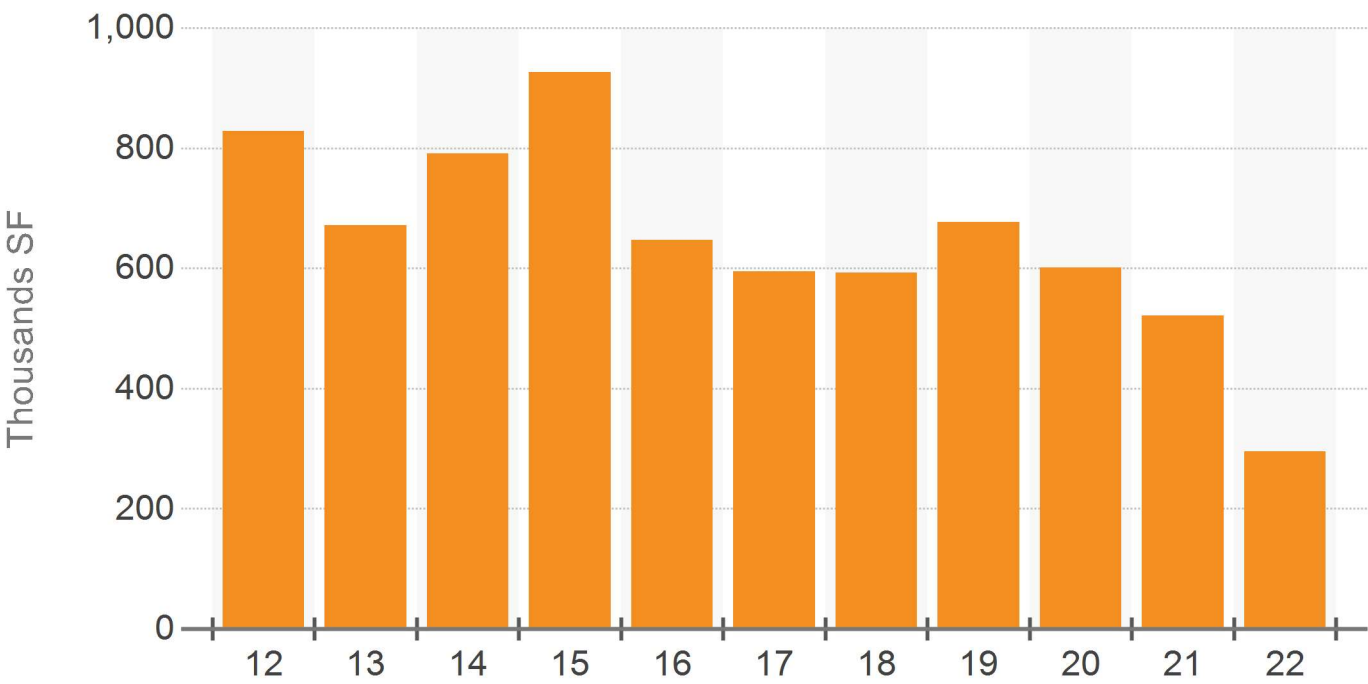
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



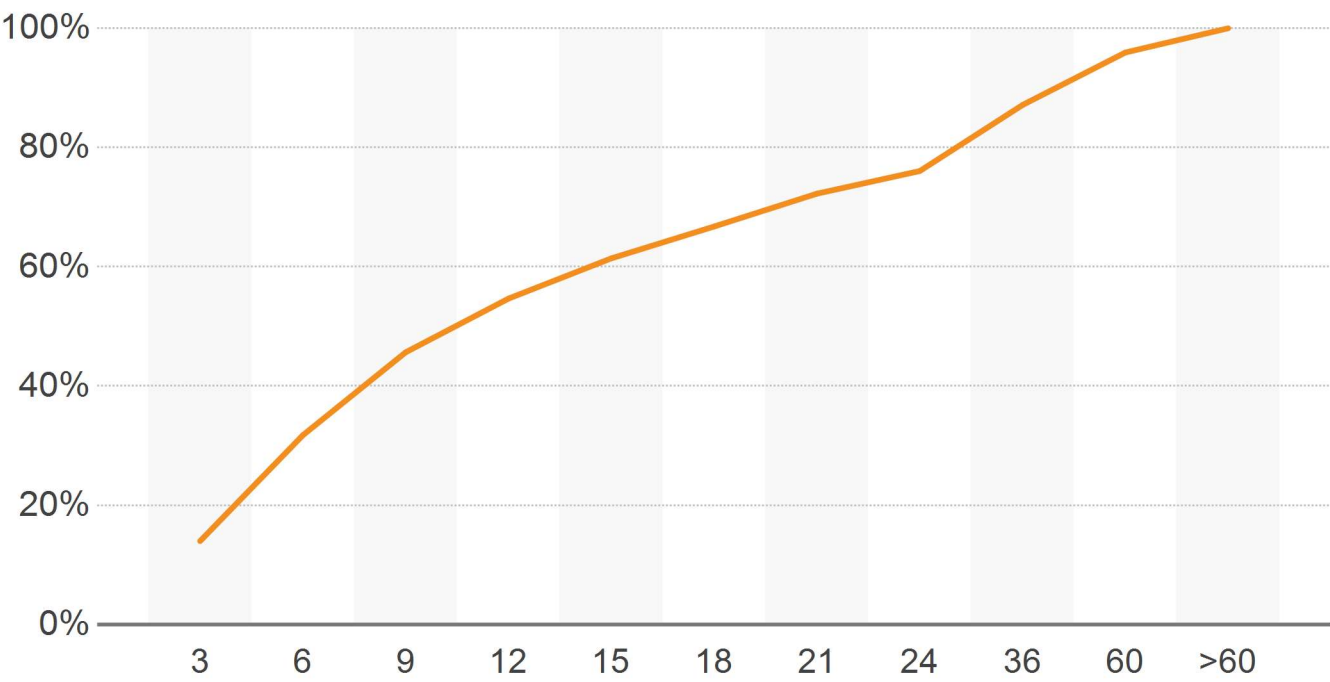
MONTHS TO LEASE



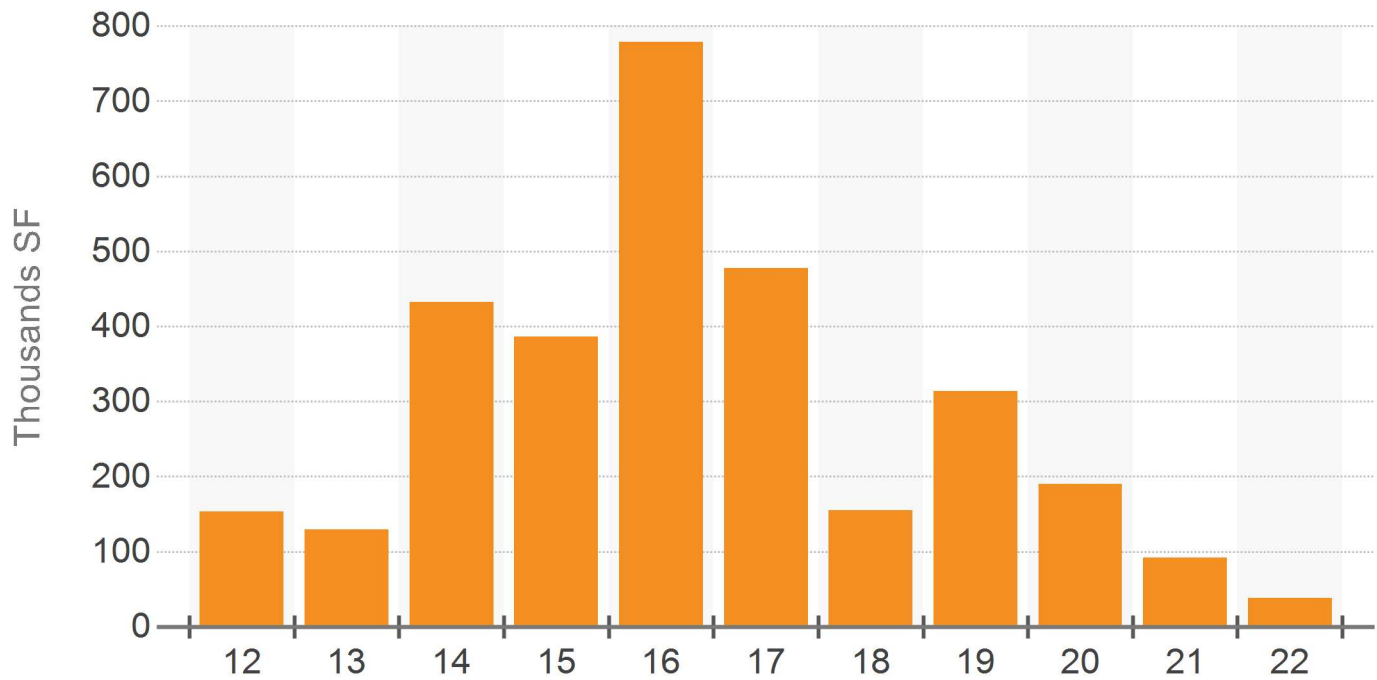
MONTHS VACANT



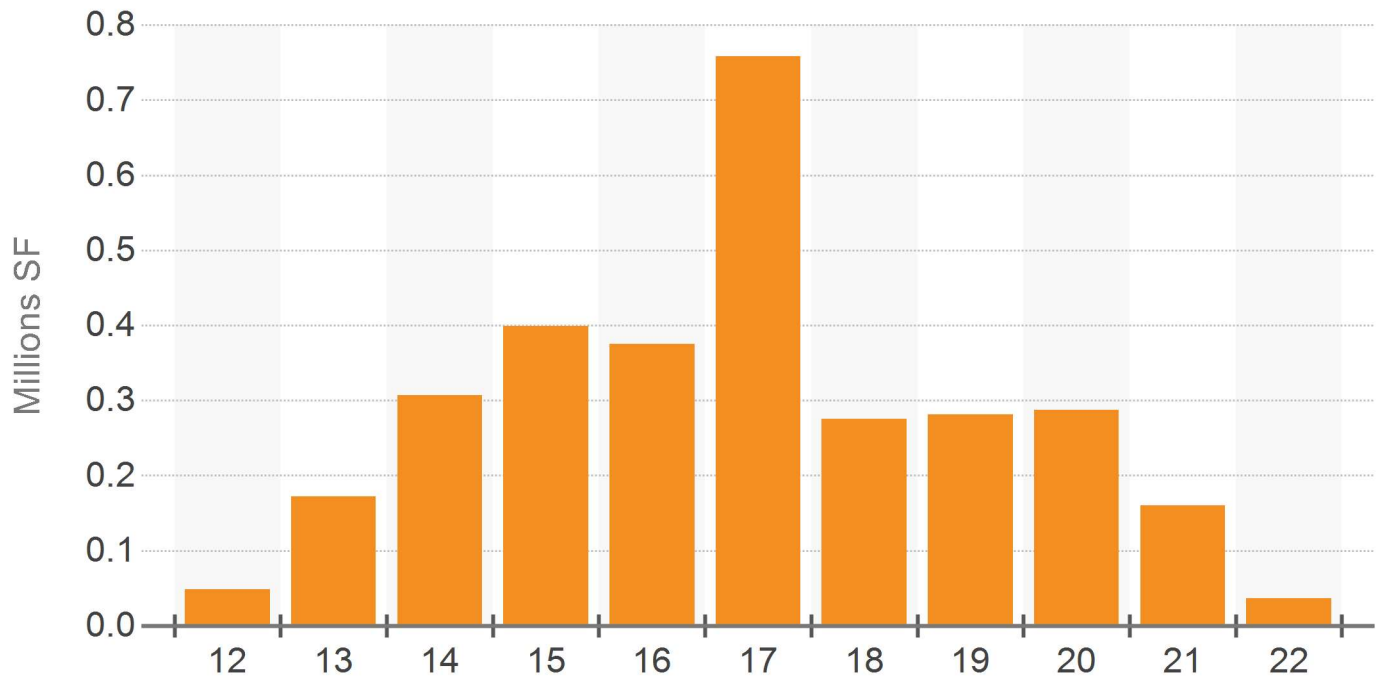
PROBABILITY OF LEASING IN MONTHS



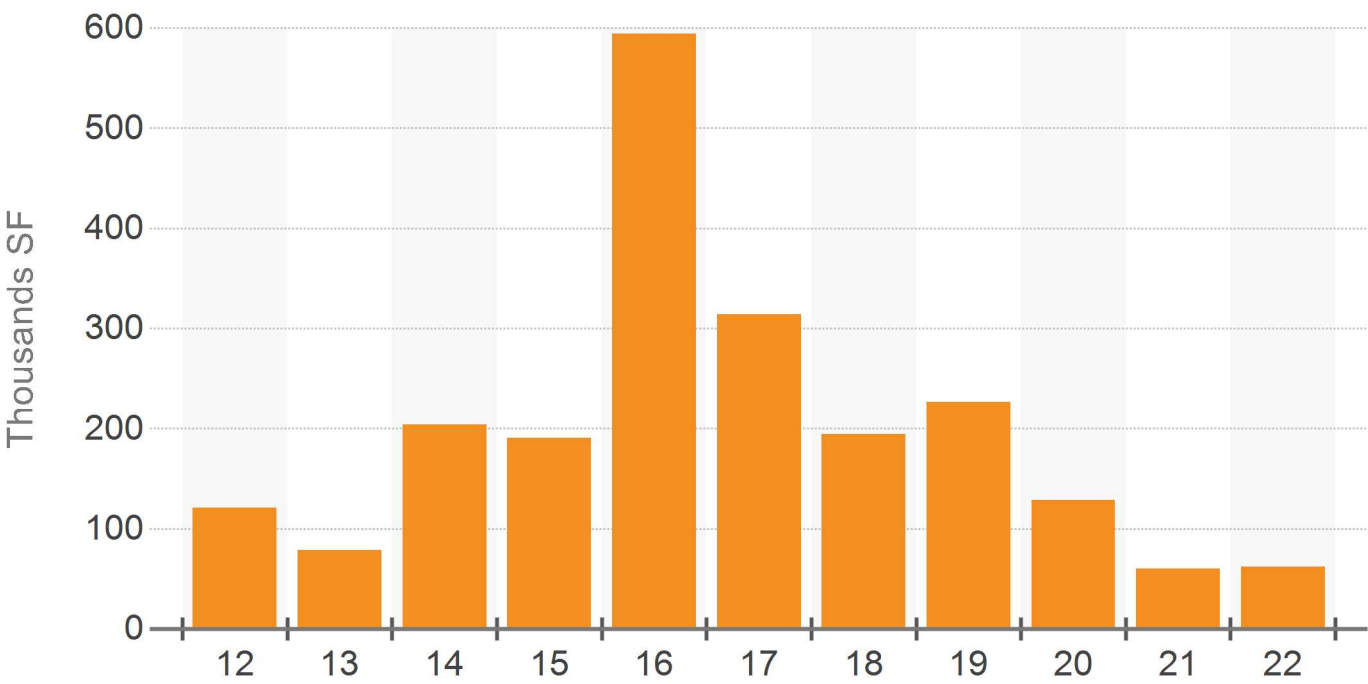
CONSTRUCTION STARTS



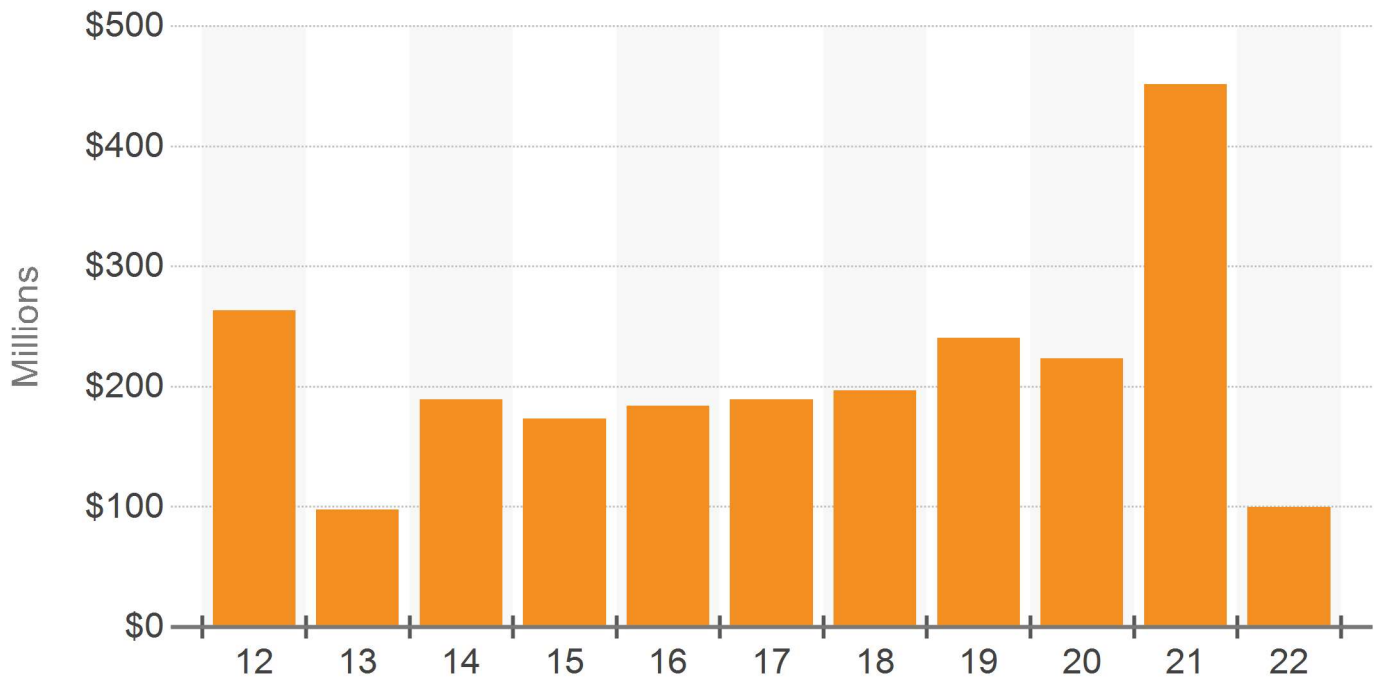
CONSTRUCTION DELIVERIES



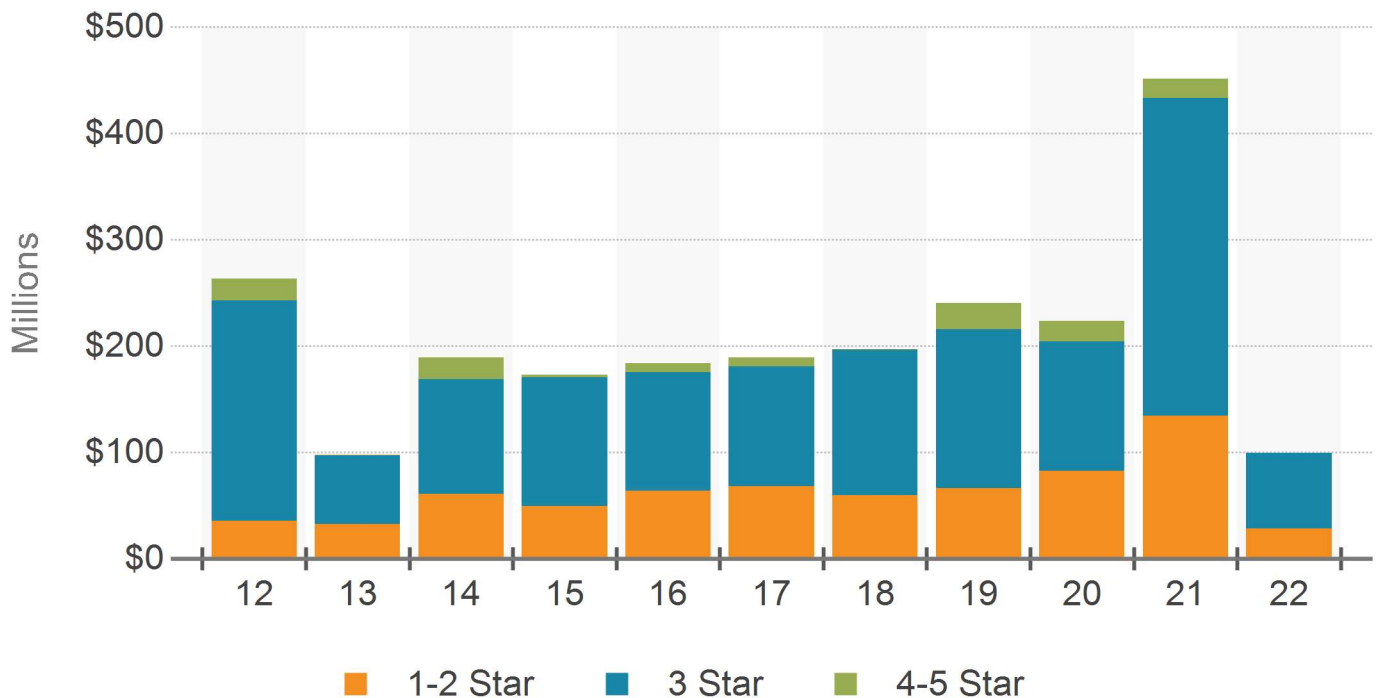
UNDER CONSTRUCTION



SALES VOLUME



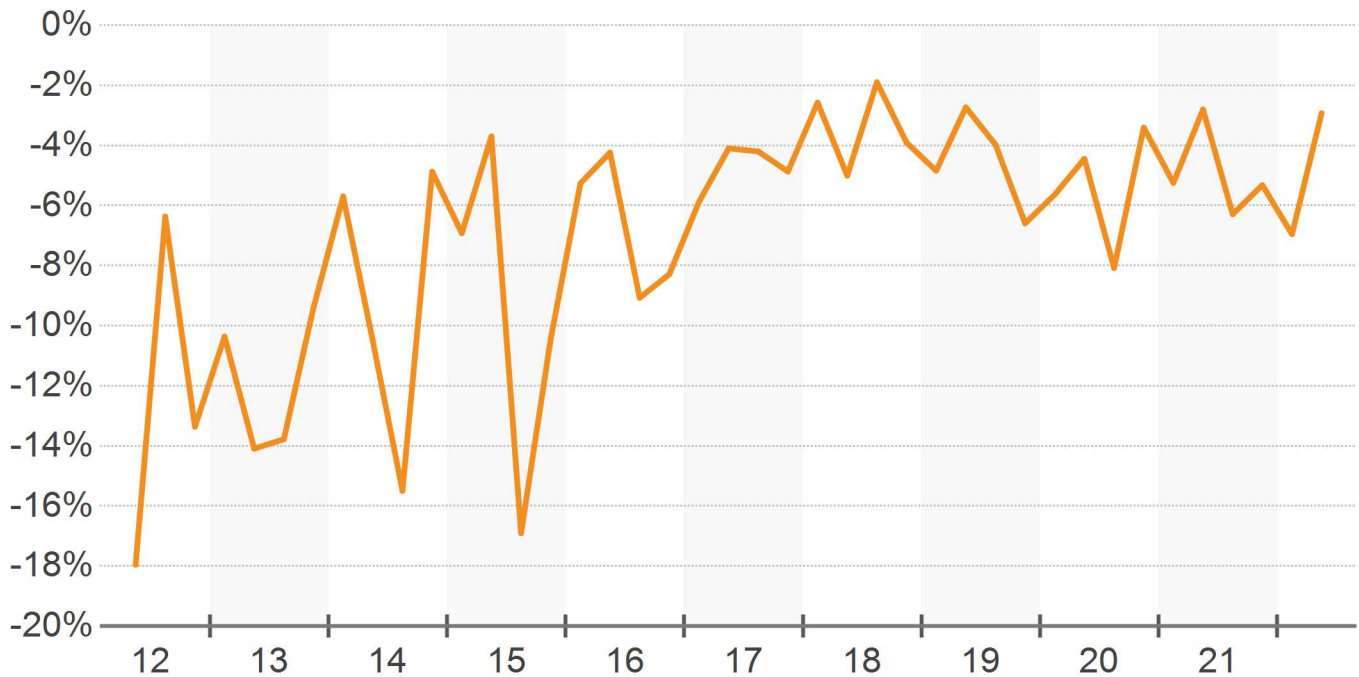
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



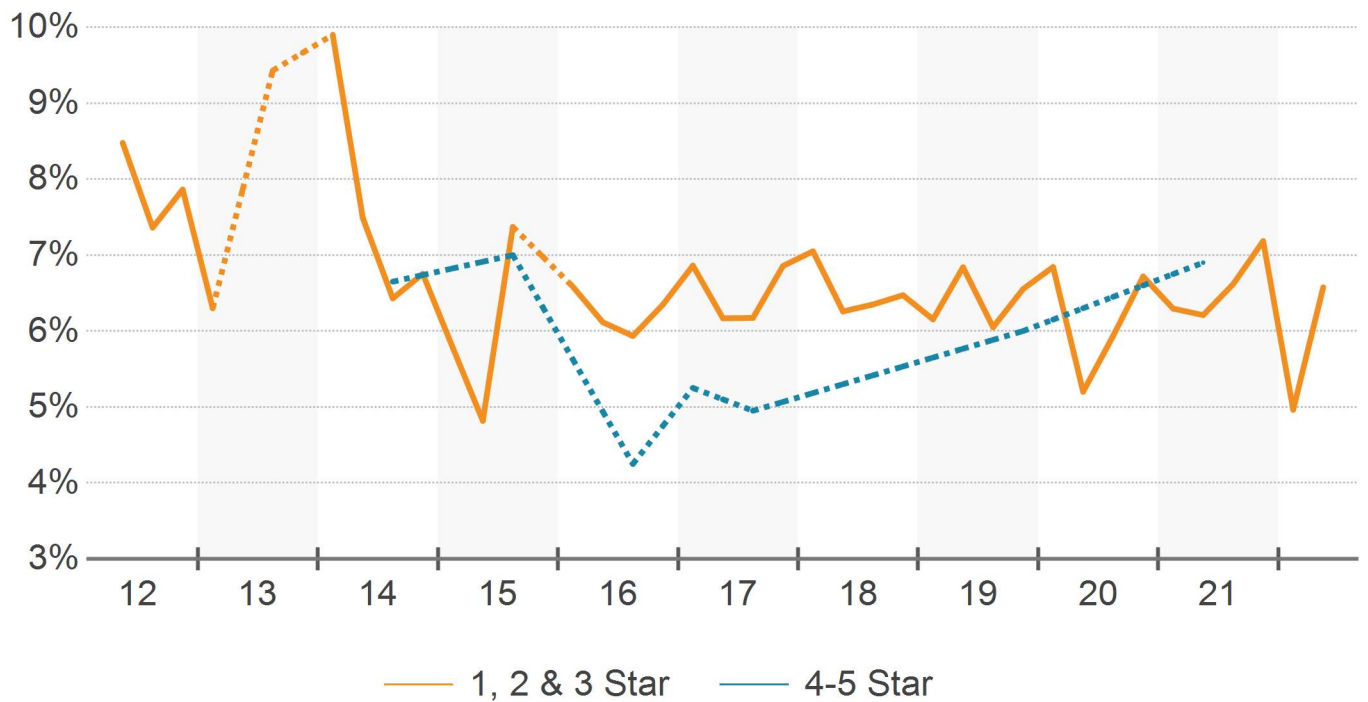
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



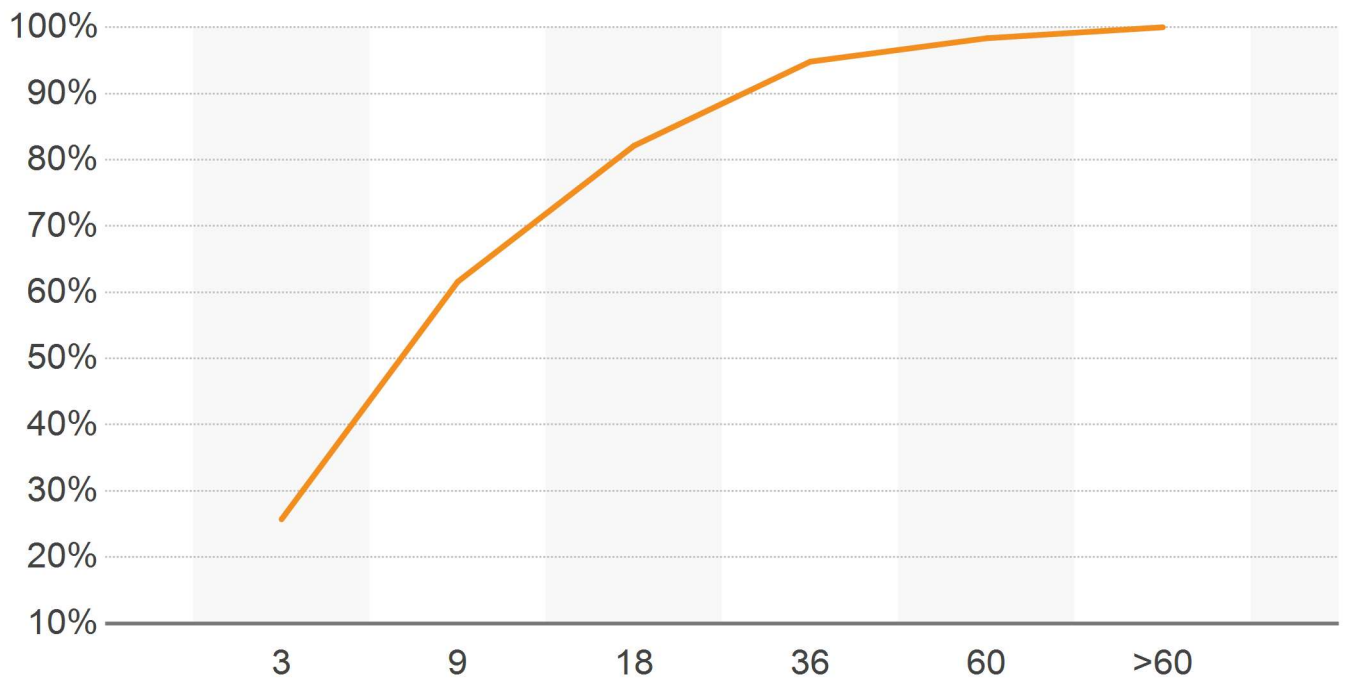
CAP RATE BY STAR RATING



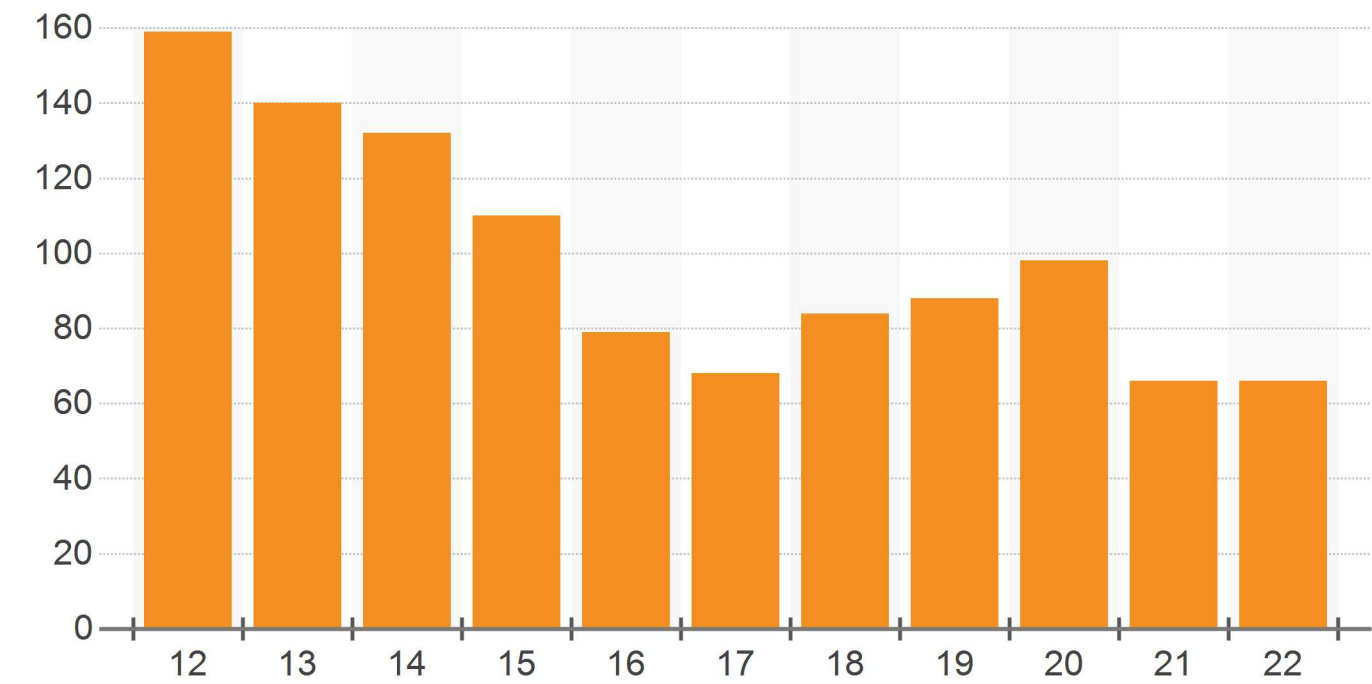
MONTHS TO SALE



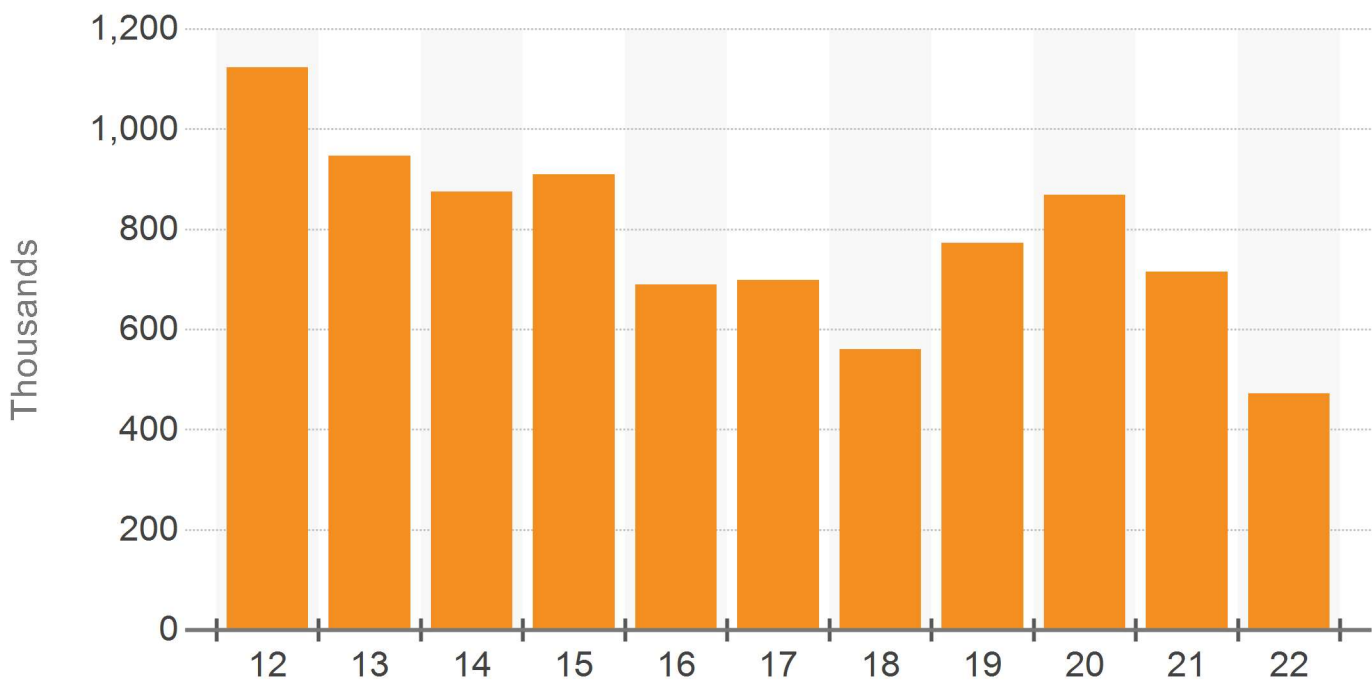
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



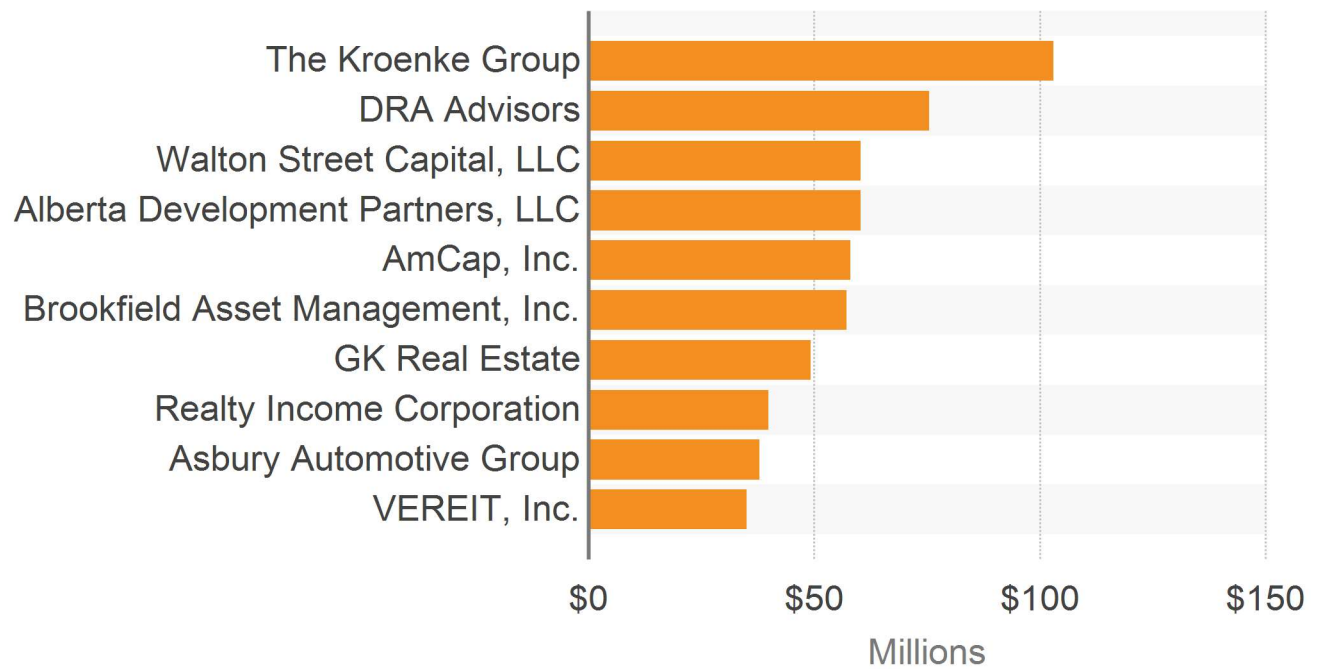
FOR SALE TOTAL SF



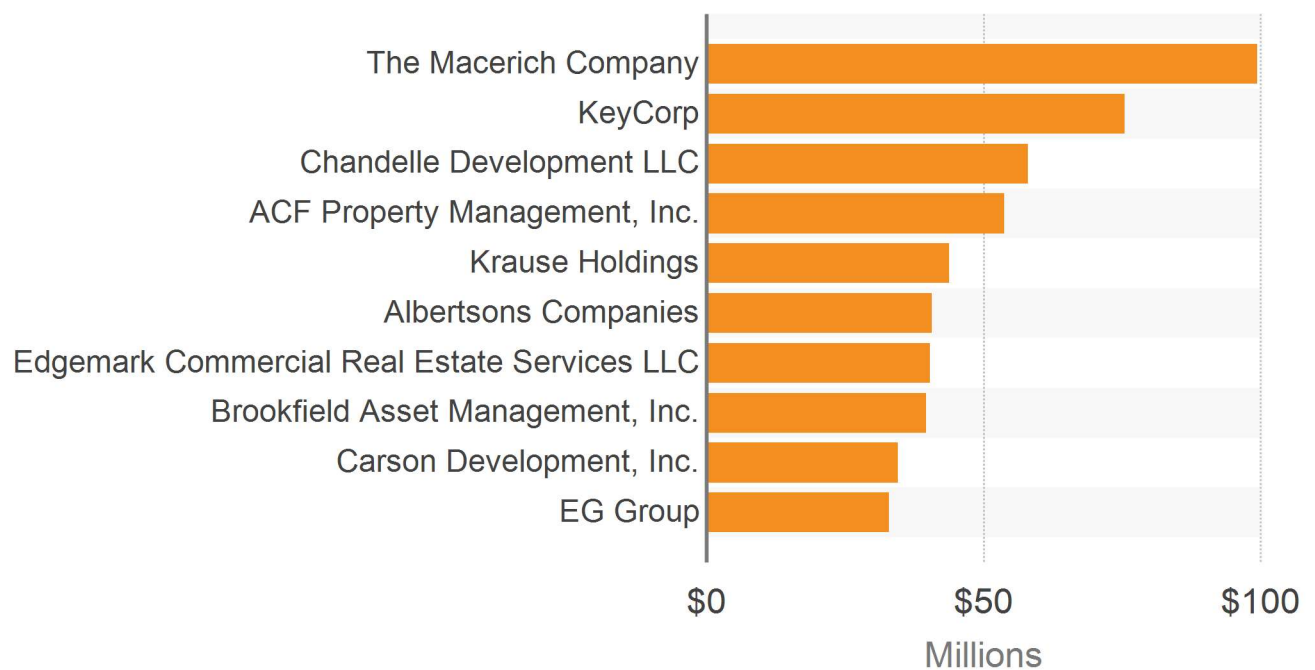
ASKING PRICE PER SF



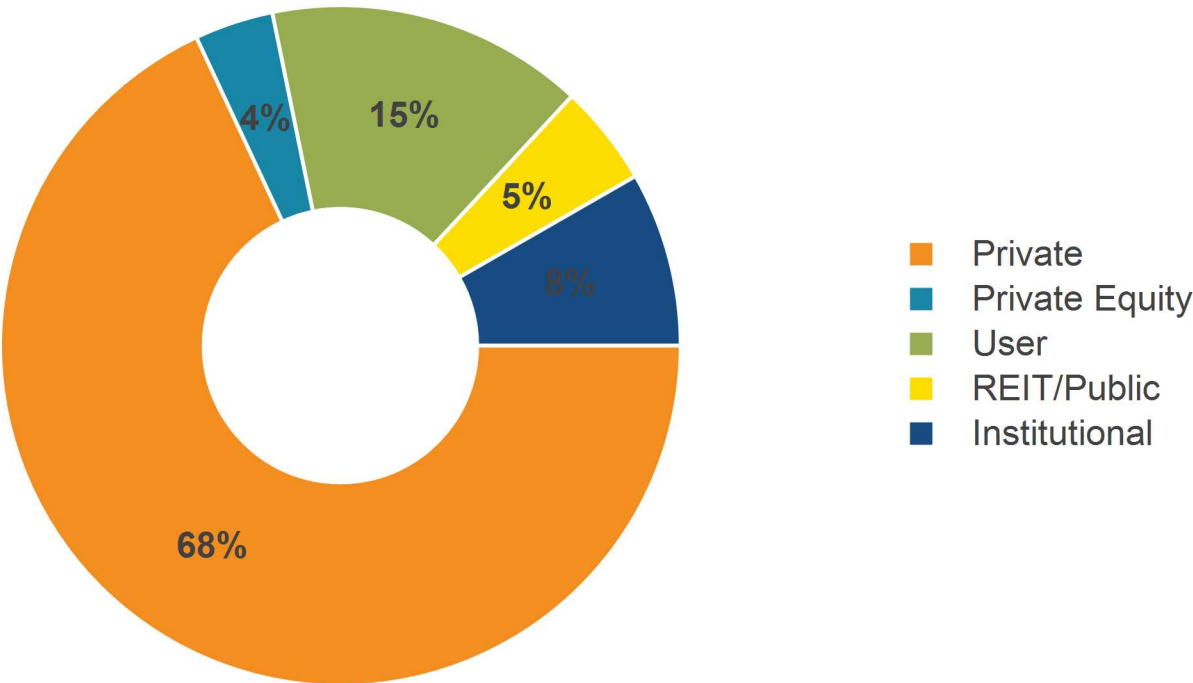
TOP BUYERS



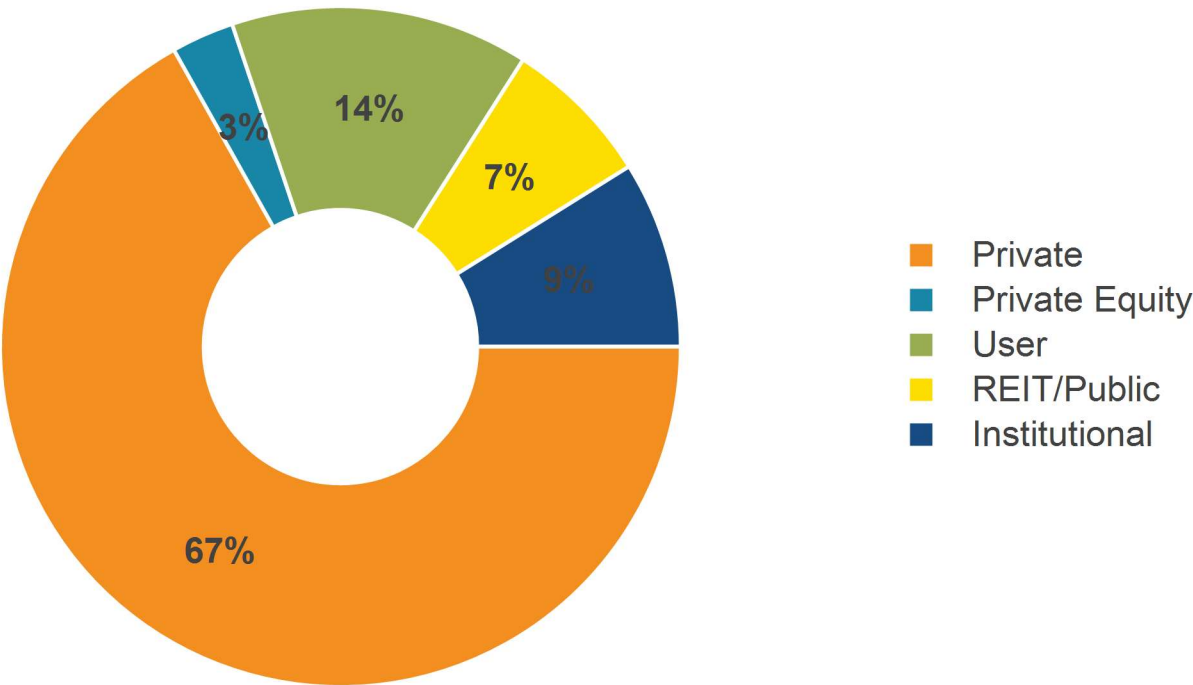
TOP SELLERS



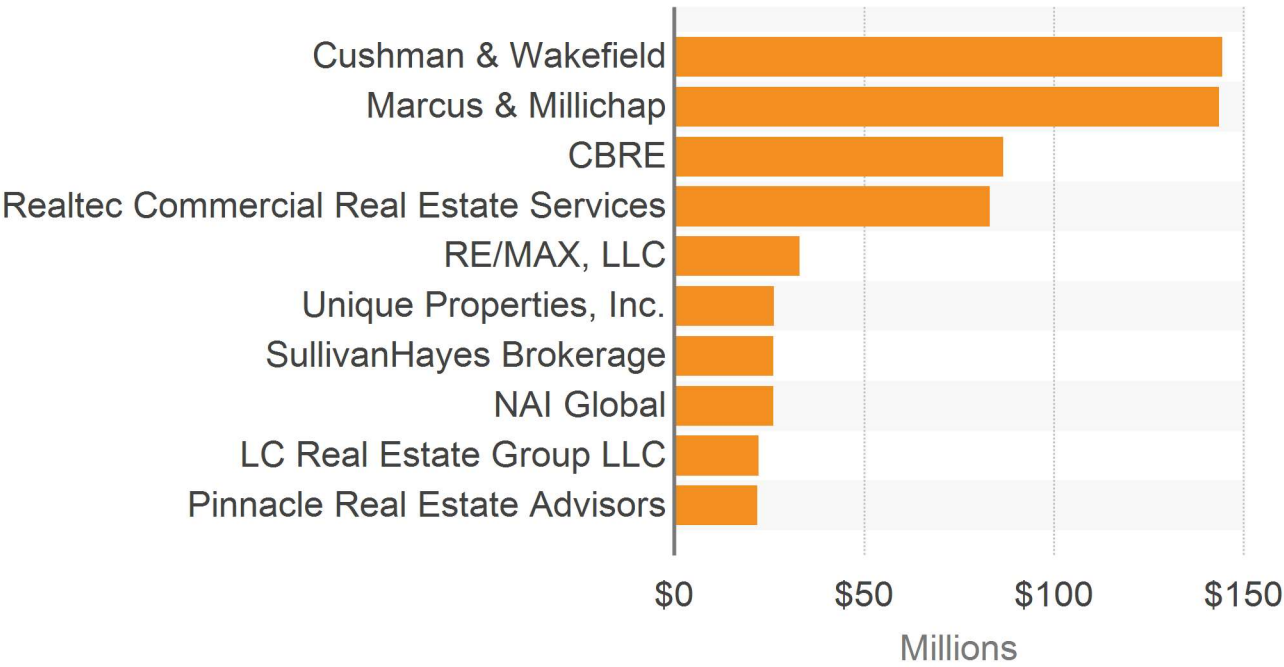
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

